



77° PLACE

MEET INF & LJF HOMES

10 types of [Independent Nuclear Family Homes](#) to suit various needs/budgets of modern Indian families.

5 types of [Linked Joint Family Homes](#) - a first of its kind concept in India that lets three generations live independently, yet together.



10 TYPES OF INF HOMES

10 types of Independent Nuclear Family homes to suit various needs/budgets of modern Indian families.



3BHK (ECONOMY)
Area: 1851 - 1985 SFT
Suits families with young kids




4BHK (REGULAR) WITH SERV. QTR.
Area: 2702 - 2978 SFT
For large families with frequent house guests



3BHK (REGULAR)
Area: 2271 - 2349 SFT
Meant for families with grown-up kids
Facing outside view of the club



4BHK (LUXURY) WITH SERV. QTR.
Area: 3091 - 3321 SFT
Much more spacious 4BHK with upgraded finishes




3BHK (PREMIUM) WITH PUJA + SERV. QTR.
Area: 2484 - 2555 SFT
Also has a puja room and servant quarter



4BHK + HOME THEATRE + SERV. QTR.
Area: 3209 - 4105 SFT
Also has an extra home theatre Room



3BHK + HOME THEATRE + SERV. QTR.
Area: 2931 - 3253 SFT
For small families with large budgets



4BHK + HOME OFFICE + PUJA + SERV. QTR.
Area: 3523 - 3887 SFT
Most luxurious 4BHK apartment with a home office




3BHK (LUXURY)
Area: 3028 - 3264 SFT
All 3 bedrooms are very large; luxurious finishes




5BHK + HOME THEATRE + PUJA + SERV. QTR.
Area: 4627 - 5055 SFT
For large joint families living together

5 TYPES OF LJF HOMES


A first of its kind concept in India that lets three generations live independently, yet together.




2BHK + 1BHK ECONOMY
Area: 1898 - 1976 SFT
Suits couples with parents or in-laws living NEXT DOOR - attached, yet affordable




3BHK + 2BHK STANDARD
Area: 3694 - 3847 SFT
For families with very old parents OR a married son/daughter living NEXT DOOR



3BHK + 1BHK ECONOMY
Area: 2590 - 2885 SFT
For families with either parents OR an adult son/daughter living NEXT DOOR



4BHK + 2BHK PREMIUM
Area: 4627 - 5091 SFT
Super premium linked homes for large joint families and no budget constraints

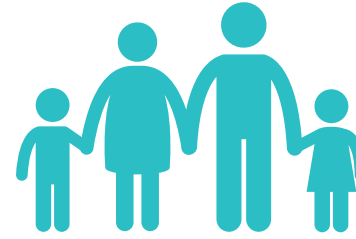


3BHK + 1BHK STANDARD
Area: 3081 - 3334 SFT
Similar use as the previous type, but with LARGER bedrooms and living spaces

Two apartments, one bigger (2BHK, 3BHK or 4BHK) and one smaller (1BHK or 2BHK) are linked by a family foyer, large family balcony and an optional sliding wall between the two living rooms. The smaller apartments have age-friendly bathroom features and wider doors for wheelchair movement.

ALL LJF HOMES CAN EASILY CONVERT TO INF HOMES.

BENEFITS OF INF HOMES



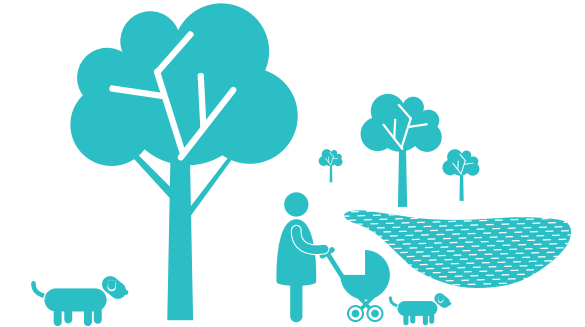
A choice to suit any family size or budget



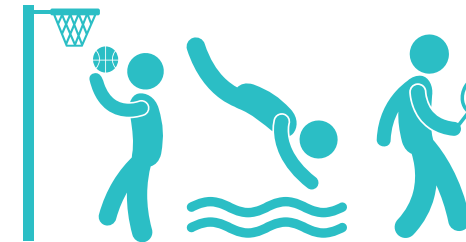
Multiple dining & shopping options within the campus, including Grocery Store, Pharmacy & Laundromat



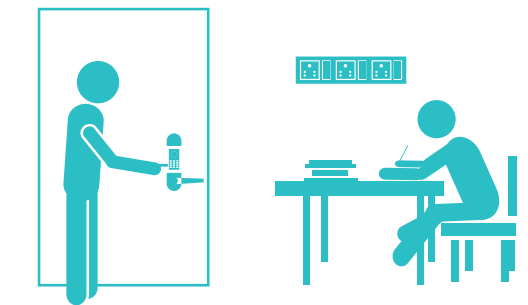
Uninterrupted views of green & open spaces



5.3 acres of landscaping & outdoor amenities

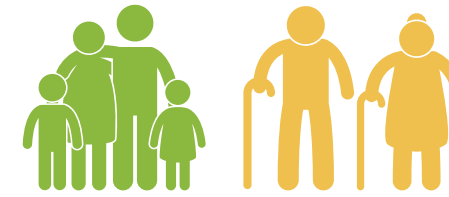


50,000 SFT Indoor Clubhouse
+ 1.5 acres of Outdoor Sports Fields



First-of-its-kind features: Biometric Door Lock, Air-conditioned Solarium, 6-10 power sockets in each room, Homework Room, and much more

BENEFITS OF LJF HOMES



Two families can live together without compromising on their individual lifestyles



There is always a family member around to look after your ageing parents or your children



Multiple configurations make it suitable for different scenarios, e.g. two brothers and their families



Your single adult son or daughter can have his or her own pod

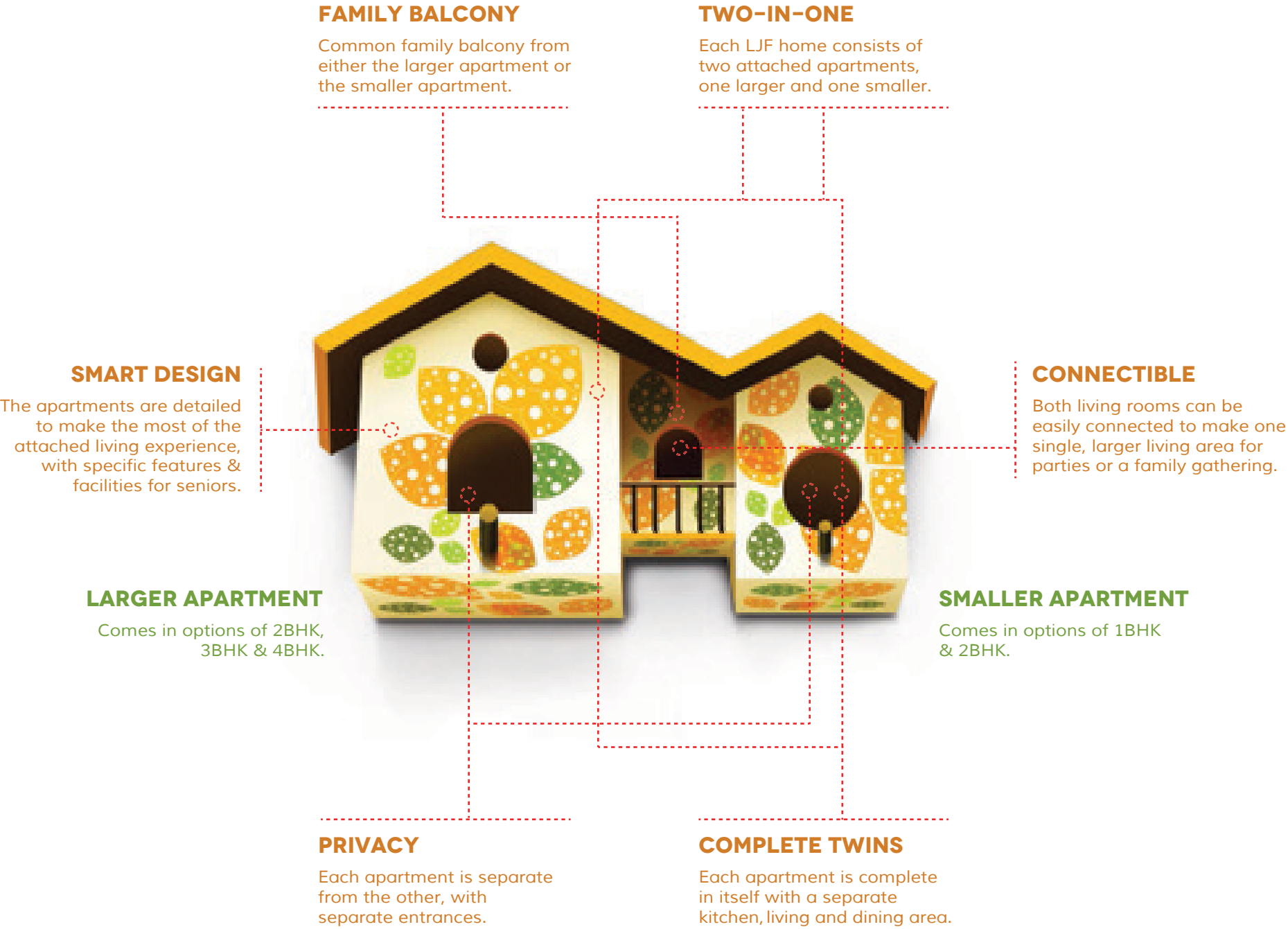


Your single sister, or cousin, could stay in the smaller apartment



The linked smaller apartment can be used for frequent guests, various vocations or other uses

HOW THE **LJF HOMES** WORK



These are the two homes connected
by a sliding partition.



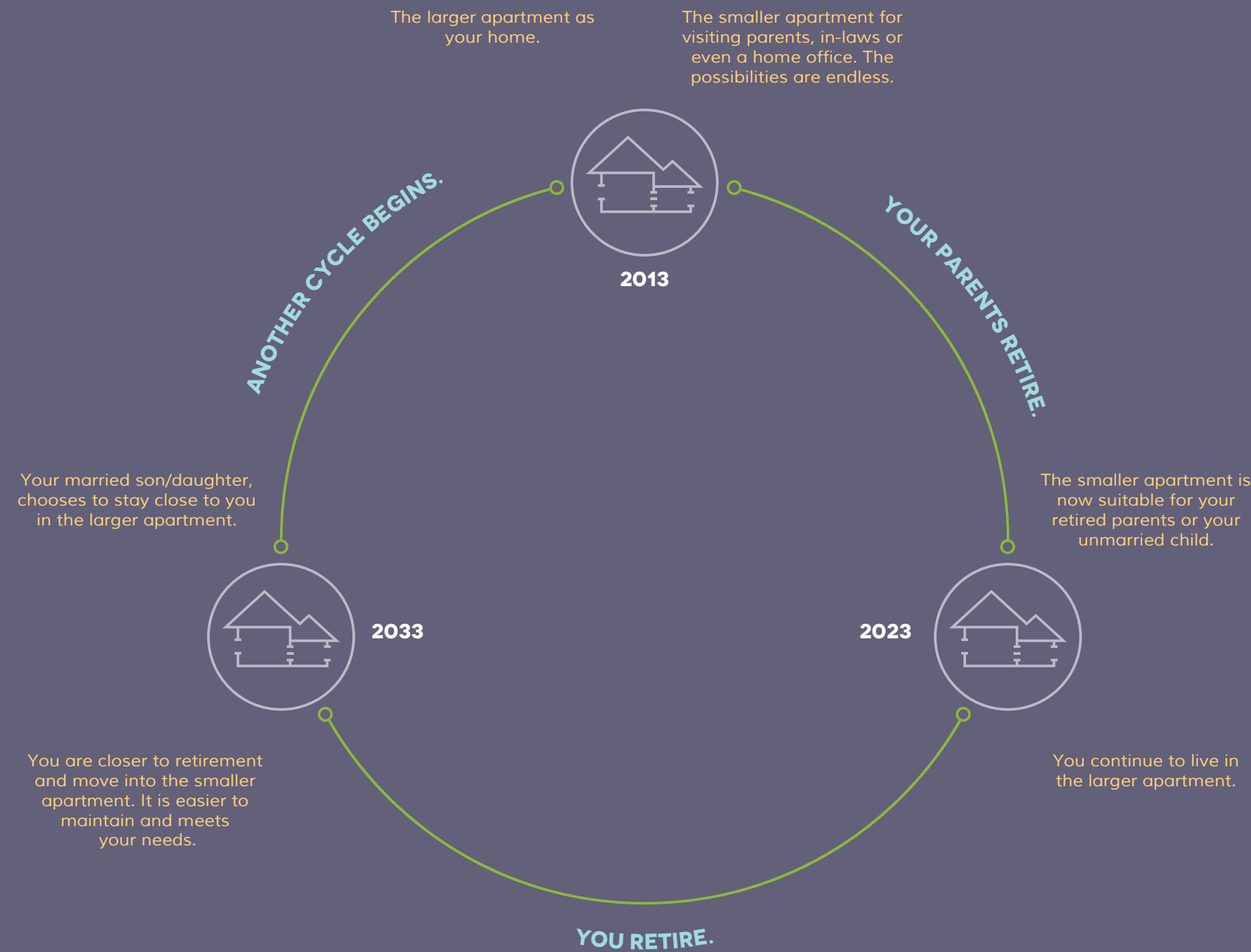
PARTITION CLOSED: ALLOWS THE JOINT FAMILY TO LIVE
LIKE THEY ARE NUCLEAR.

Once the partition is opened, the two units
become one single large home.



PARTITION OPEN: ALLOWS THE JOINT FAMILY TO MINGLE.

HOW YOUR **LJF HOME** ADAPTS ITSELF TO YOUR LIFESTYLE OVER THE YEARS



ALL **LJF HOMES** CAN EASILY CONVERT TO **INF HOMES**

As your family’s needs change over time!

	2BHK + 1BHK ECONOMY	→		3BHK ECONOMY with large master bedroom
	3BHK + 1BHK ECONOMY	→		4BHK REGULAR with servant quarter
	3BHK + 1BHK STANDARD	→		4BHK LUXURY with servant quarter
	3BHK + 2BHK STANDARD	→		4BHK with home theater room & servant quarter
	4BHK + 2BHK PREMIUM	→		5BHK with home theater room, puja room & servant quarter

PLEASE ASK FOR THE LJF TO INF CONVERSION PLANS.

THE ONLY TOWN CENTRE
WITHIN CITY LIMITS.

60 ACRES OF:



UB City
12.2 kms

Vivanta by Taj,
MG Road
9 kms

EGL
Techpark
6.5 kms

Indiranagar
(12th Main)
5.8 kms

The Leela
Palace
4.9 kms

Bagmane
Tech Park
4.8 kms

77° PLACE

Hypercity,
Whitefield
3.4 kms

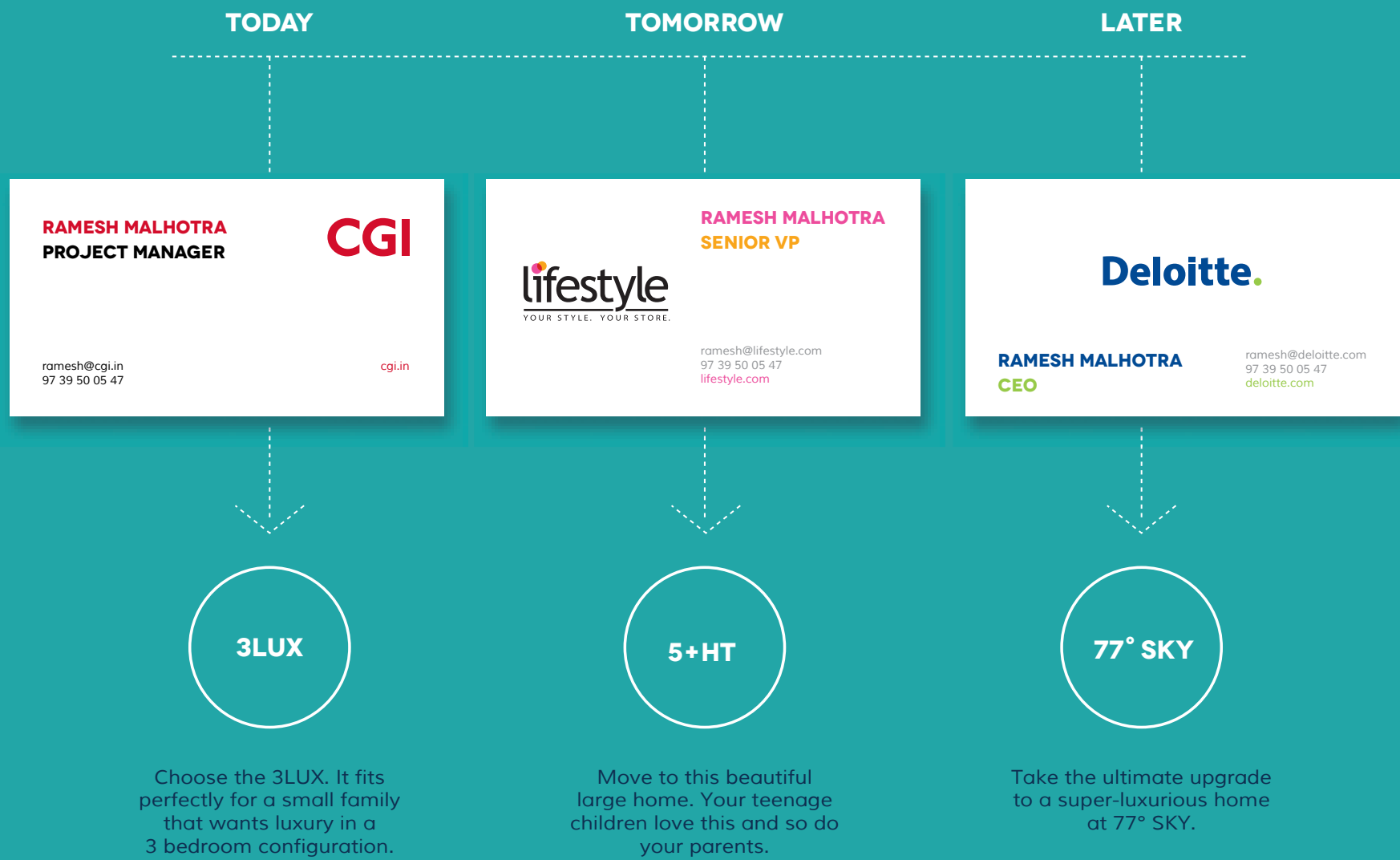
Intel, ORR
3.8 kms

ITPB
9 kms



LIVE IN THE MIDST OF 300+ MILLION DOLLAR HOMES.

The choices ensure that you will never need to change your address, landline, grocery store, friends or neighbours, when you upgrade to larger homes when climbing up the corporate ladder.



15 TYPES OF HOMES AT 77° PLACE.
18 TYPES OF VILLAS AT 77° EAST. 8 TYPES OF DUPLEXES AT 77° SKY.





TOWN CENTRE CLUB

A 50,000 SFT private club for the occupants of 77° TOWN CENTRE.

SEMI-OLYMPIC SIZE TEMPERATURE CONTROLLED INDOOR SWIMMING POOL



VIDEO GAMES ROOM



SERVICED GUEST ROOMS



2 SQUASH COURTS



GYM



3 INDOOR BADMINTON COUTRS (SHARED)



LADIES & GENTS SPA



MULTI-SPORTS HALL THAT CAN DOUBLE UP AS A BANQUET HALL FOR 300 PEOPLE



RESTAURANT



POOL TABLE



2 TT TABLES

SENIOR CITIZENS' LOUNGE



HOMEWORK ROOM



STAGE WITH GREEN ROOMS

OUTDOOR AMENITIES

Apart from the 5.3 acres of green and open spaces at 77° PLACE, residents have expansive views of the 15.6 acres of greens & open spaces at the neighbouring 77° EAST - 77° SKY ultra-luxury gated community.

OUTDOOR DINING DECK



KIDS PLAY AREA WITH CINDERELLA CASTLE



OPEN-AIR THEATRE



SAND VOLLEYBALL COURT



FLOATING OUTDOOR AIR-CONDITIONED SOLARIUM



PET PARK



MULTI-RELIGION PRAYER PLACE



MINI FOOTBALL FIELD



JOGGING TRACK



TENNIS COURT

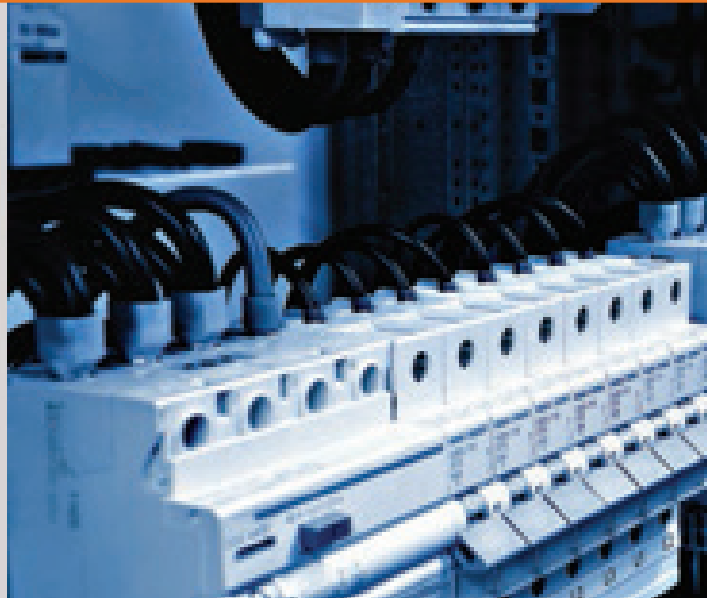


HOPSCOTCH COURT



PICNIC GARDEN WITH BBQ PITS

OTHER FACILITIES



WATER PURIFICATION PLANT FOR DRINKING

100% DG BACKUP FOR COMMON AREAS & INDIVIDUAL APARTMENTS

CONNECTED POWER LOAD OF 7-14 KVA DEPENDING ON TYPE OF APARTMENT

PIPED LPG

TV AND TELEPHONE POINTS:
IN THE LIVING / DINING / FAMILY / MEDIA ROOM AND ALL BEDROOMS



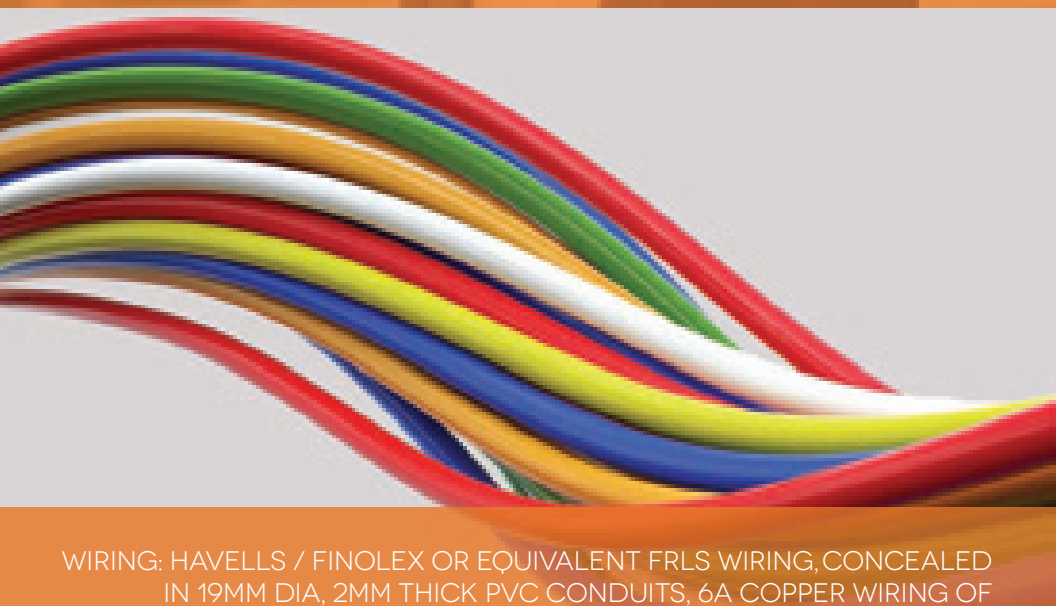
SECURITY: PERIMETER CAMERAS, 24/7 PATROLLING, ACCESS CONTROL & VISITOR VERIFICATION

BIOMETRIC DOOR LOCK

VIDEO DOOR PHONE

ENTIRE TOWN CENTRE CAMPUS IS A WIFI HOTSPOT

ESTATE MANAGER ON CALL 24x7 TO DEAL WITH ANY MAINTENANCE ISSUES



SERVANT QUARTERS ENTRY THROUGH SEPARATE SERVICE LOBBIES

DRIVERS LOUNGE WITH TOILETS

36 VISITOR CAR PARKS

SELF OPERATED LAUNDROMAT

WIRING: HAVELLS / FINOLEX OR EQUIVALENT FRLS WIRING, CONCEALED IN 19MM DIA, 2MM THICK PVC CONDUITS, 6A COPPER WIRING OF 2.5 SQ. MM. RATING FOR EQUIPMENT UP TO 1100W, 16A COPPER WIRING IN 4 SQ. MM. 660/440V RATING FOR EQUIPMENT UP TO 3000W



MATERIALS AND SPECIFICATIONS

Structure, Masonry and Finishes

Structure	RCC-Framed Structure with Masonry Partitions
Internal Wall Paint	Acrylic Emulsion Paint

Doors and Windows

Frames Finger Jointed Natural Timber or equivalent Hardwood	Internal Doors 7 Feet High Flush Doors with Designer Veneer Paneling and Architraves on both sides	External Doors & Windows Sound Insulated UPVC / Aluminium Frames & Shutters with Clear Glass	Mosquito Screens Provided on External Windows
Main Door 8 Feet High Flush Doors with Designer Veneer Paneling and Architraves on both sides	Bathroom Doors 7 Feet High Flush Doors with Veneer Paneling on one side and Laminate Paneling on the other side		

Utilities & Services

Earthing Earth Leakage Circuit Breaker (ELCB) and Miniature Circuit Breakers (MCB)	Switches Legrand / Schneider / Panasonic or equivalent, 5-8 Power Sockets in each bedroom	Solar Water Heater Provided as per M.O.E.F Norms	Sewage Treatment Plant Provided as part of the campus
Water Heater Provided in all Bathrooms	Rainwater Harvesting Provided as part of the campus	Elevators Mitsubishi / Kone / Otis or equivalent	

Flooring and Dado	Economy	Standard	Upgraded
Living / Dining	Premium Vitrified Tiles	Engineered Marble	Imported Marble
Master Bedroom	Premium Vitrified Tiles	Laminated Wood	Engineered Wood
Master Bathroom	Matte Finished Vitrified Tiles	Engineered Marble Flooring & Vitrified Tile Dado	Engineered Marble for Flooring & Dado
Other Bedrooms	Premium Vitrified Tiles / Laminated Wood	Premium Vitrified Tiles / Laminated Wood	Engineered Marble
Other Bathrooms & Powder Rooms	Matte Finished Vitrified Flooring & Ceramic / Vitrified Tile Dado	Matte Finished Vitrified Flooring & Ceramic / Vitrified Tile Dado	Engineered Marble Flooring & Engineered Marble / Porcelain Tile Dado
Kitchen	Premium Vitrified Tiles	Premium Vitrified Tiles	Premium Vitrified Tiles
Utility	Matte Finished Ceramic Tiles	Matte Finished Ceramic Tiles	Matte Finished Ceramic Tiles
Balcony	Wood-Finish Tiles	Wood-Finish Tiles	Natural Deckwood
House Help Rooms and Bath	Ceramic Tiles	Ceramic Tiles	Ceramic Tiles

Plumbing and Bathroom Fixtures

Bathroom Counter	Engineered Marble for Master Bathroom, Granite for other Bathrooms	Engineered Marble for Master Bathroom, Granite for other Bathrooms	Engineered Marble for all Bathrooms
Bathroom Fixtures & Sanitaryware	-----	Kohler or equivalent	-----
Kitchen Counter	-----	Granite Counter with Stainless Steel Sink of Franke or equivalent	-----
Bathroom Accessories	-----	Kohler or equivalent	-----
Plumbing (Internal and External)	-----	All Water Supply Lines in CPVC Pipes and Waste Water Lines in PVC Pipes	-----
House Help Bath	-----	CP - Jaquar or equivalent; Sanitaryware - Hindware or equivalent	-----

HVAC

Air-Conditioning	NA	Provision for Split / VRV System	Provision for Split / VRV System
Mechanical Ventilation	NA	All Bathrooms shall be Mechanically Ventilated via Inline Exhaust Fans	All Bathrooms shall be Mechanically Ventilated via Inline Exhaust Fans

Ask your Relationship Manager for details of other upgrade options such as Sliding Partition, Corian Counters, etc.

A FIRST OF ITS KIND PROJECT BY



- Among the most reputed urban infrastructure developers in South India, with operations in Bangalore, Hyderabad, Chennai and Kochi.
- In 1999, completed DivyaSree Chambers, with the largest floor plate for any office building in Bangalore at that time.
- Structured the first commercial RE transaction valued on a rental yield capitalisation basis.
- First private developer to provide captive power generation and centralised A/C in an IT park.
- Built the Mekhri Circle underpass in 2001, the first major traffic project for Bangalore in this millenium.
- Chosen by Government of Karnataka to restore Ulsoor Lake and Sankey Tank in 2003-04.
- Voted Best Developer - 2003 by International Facilities Management Association.
- Got one of the first Private Equity investments in Indian real estate at entity level from Texas Pacific Group Axon, USA.
- Has delivered more than 10 million SFT of office space to some of the world’s leading IT companies.

CUSTOMER EXPERIENCE CENTRE

77° Town Centre, Yemlur Main Road,
Off Old Airport Road, Bangalore 560 037
Call us on **+91 77609 92233 / +91 77609 92238**
Email us at **LIFE@77PLACE.CO.IN**
Visit **WWW.77PLACE.CO.IN**



CONCEPT AND MARKETING BY



ARCHITECTS



STRUCTURAL ENGINEERS



LANDSCAPE DESIGNERS



MEP&F SERVICES CONSULTANTS



DISCLAIMER

The property details and other information contained in this brochure have been prepared in good faith by DivyaSree Infrastructure Projects Pvt. Ltd. (DIPPL) but are not intended to, and do not constitute, a legal offering, a contract or create any contractual relationship. No description or information of any kind provided by DIPPL or on their behalf by Asipac, whether written or oral, contained in this brochure or elsewhere ("information") may be relied upon as a statement of representation, warranty or fact. Neither DIPPL, nor Asipac on their behalf, make any representation or warranty as to the accuracy or completeness of the information and accordingly all information is given without any liability on the part of DIPPL and Asipac to any prospective purchaser or their advisors, agents and representatives. Any plans, photo and computer-generated images shown are indicative and cannot be guaranteed to represent the complete interiors/exterior of the project. Any plans, features, products and materials shown or indicated are indicative only and may be subject to variations or change. It is not possible to scale from these drawings/plans. The project has received BDA approval. The proposed amenities are subject to landscape design. All prospective purchasers must satisfy themselves by inspection or otherwise as to correctness or validity of any information given. All brand names, trademarks and logos belong to their respective owners and are hereby acknowledged.



